

APPROVED 6-16-11
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

Meeting of the Zoning Board of Appeals held on Thursday, May 19, 2011 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Donald F. Clark, Secretary
Joseph A. Cappucci
Joseph P. Villano
Walter M. Spader, Jr., Alternate, sitting for Caren M. Genovese

MEMBERS ABSENT:

Caren M. Genovese, Vice Chairman
Mary Jane Mulligan, Alternate
Cheryl A. Juniewicz, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Arthur Hausman, Zoning Enforcement Officer

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer
Sandi Lion, Clerk

AGENDA:

Mr. Hannon, Chairman, opened the meeting at 7:30 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. He then explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur.

A-2 SURVEY WAIVERS:

Mr. Clark read the call for the A-2 Survey Waiver.

1. #A2W-11-01 Application of Joseph Esparro, Applicant, James & Dolores Esparro, Owners, relative to 236 Clintonville Lane, (Map 68, Lot 7), seeking a waiver of the A2 survey application requirement.

Mr. James Esparro, owner, presented the application to waive the A2 Survey application requirement to expand an existing, non-conforming dwelling unit. Mr. Hannon asked questions and Mr. Esparro responded.

PUBLIC HEARINGS:

Mr. Clark read the call for the Public Hearing.

1. #11-07 Application of Gerald Corriveau, Owner and Applicant, relative to 26 Louis Street, (Map 11, Lot 18), per Section 5.1.2, requesting a 1.3 foot side yard variance to permit a side yard setback of 18.7 feet where 20 feet is required, and per Section 8.3.3.1, requesting approval to enlarge an existing non-conforming building. IL-30 Zoning District.

Mr. Phil Diana, contractor, presented the application to permit a side yard setback of 18.7 feet where 20 feet is required to add a 16' x 26' addition to an existing attached garage. The Commission asked questions and Mr. Diana responded.

Mr. Hannon asked for public comment. There being no public comment, the Public Hearing was closed.

DELIBERATION SESSION:

1. #A2W-11-01 Application of Joseph Esparo, Applicant, James & Dolores Esparo, Owners, relative to 236 Clintonville Lane.

Mr. Cappucci moved to approve the application for the purpose of discussion; Mr. Clark seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Cappucci – aye Villano – aye Spader - aye

PUBLIC HEARINGS:

1. #11-07 Application of Gerald Corriveau, Owner and Applicant, relative to 26 Louis Street.

Mr. Villano moved to approve the application for the purpose of discussion; Mr. Cappucci seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Cappucci – aye Villano – aye Spader - aye

In approving the application the Board stated the following:

1. The variance is limited to this proposed single story addition only.
2. The request is reasonable and the property predates zoning.

OTHER: None

CEASE AND DESIST ORDERS:

Mr. Hausman, Zoning Enforcement Officer, outlined current zoning violations with the Board.

448 Washington Avenue, The Breakfast Nook – displaying a non-permitted sign.

-Mr. Hausman sent a Cease & Desist Order on April 28, 2011. The Town Attorney will be notified of this violation.

140 Washington Avenue, Liberty Tax Service – displaying a non-permitted sign.

-Mr. Hausman sent a Cease & Desist Order on March 21, 2011. The violator has since complied.

279 State Street - maintaining motor vehicles over $\frac{3}{4}$ ton capacity in a residential zone.

-Mr. Hausman sent a Cease & Desist Order on May 11, 2011

245 Montowese Avenue - Commercial vehicles in a residential zone and fence height violations. A Cease & Desist Order was issued.

MINUTES:

March 17, 2011

Mr. Cappucci moved to approve the minutes of the March 17, 2011 meeting; Mr. Clark seconded the motion; the Board members voted as follows:

Hannon – aye Clark – aye Cappucci – aye

CORRESPONDENCE: - Conn Federation of Planning and Zoning Agencies
Newsletter, Spring 2011

ADJOURN:

There being no further business, Mr. Cappucci moved to adjourn; Mr. Villano seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:52 PM.